

**LAND FOR SALE**  
**\$999,000.00**



**ELIZABETH, COLORADO 80107**  
**4.469 Acres Residential / Commercial Land**

**! JOIN THE GREAT MIGRATION TO RURAL COMMUNITIES !**  
 Exceptional development opportunity located in the heart of the fast growing community of Elizabeth, Colorado. Growing at 7.5%+ annually, the Colorado State Demography Office predicts that Elbert County will double its population by 2040 to about 30,000 residents, with most of the predicted growth to be in and around the Elizabeth area.

<b>LOT SIZE:</b>	<b>4.469 Acres</b>
<b>SQUARE FEET:</b>	<b>194,669</b>
<b>COUNTY:</b>	<b>ELBERT</b>
<b>CITY:</b>	<b>ELIZABETH</b>
<b>PROPOSED ADDRESS:</b>	<b>384 W. KIOWA AVENUE</b>
<b>PARCEL NUMBER:</b>	<b>8407303001</b>
<b>TAXES:</b>	<b>\$10,145.44 (2021)</b>
<b>ZONING:</b>	<b>Residential 1 / Commercial uses welcomed</b>
<b>WATER:</b>	<b>CITY (12' WATER MAIN ALONG SOUTH AND EAST BOUNDARIES)</b>
<b>SEWER:</b>	<b>CITY (8' SEWER LINE AT NWC OF PROPERTY)</b>
<b>TOPOGRAPHY:</b>	<b>Sloping from west to east</b>



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# ELIZABETH, COLORADO 80107

## 4.469 Acres Residential / Commercial Land



### Potential Land Uses

Currently zoned R-1, allowing +/-20 home sites, the Town of Elizabeth welcomes Multi-Family, Commercial and Medical Uses.

Senior Services of all kinds, Age Restricted and Market Apartments, Urgent Care, Pharmacies/Drug Store, Home Medical Equipment, Optical Goods, & Day Care are all uses that are in high demand.

[www.townofelizabeth.org](http://www.townofelizabeth.org)

### Nearby Residential Developments

- **Gold Creek Valley:** Gold Creek Valley, by Lennar Homes, is a master planned community of 341 single-family homes. Residents have access to an abundance of recreation and entertainment including on-site walking and biking trails, park and playground, as well as the nearby Castlewood Canyon State Park. Homes prices range from \$521,900 to 657,900.00
- **Fox Hill:** Fox Hill is Douglas County's newest custom home development, offering true Colorado country estate living is nestled in the rolling hills west of Elizabeth - 93 custom home sites. Finished homes prices range from \$1.50M to 2.50 Million.
- **Wild Pointe Ranch:** Wild Point Ranch nestled in the charming farming community of Elizabeth, is known for country living. This is a place where you will enjoy amazing sunsets, fresh air, abundant wildlife, plus a great selection of new homes from multiple builders. The wide open spaces are complimented by horse trails, over 1,000 acres of unspoiled natural acreage, and five-acre horse-friendly home sites. Wild Pointe Ranch mirrors Colorado's lifestyle perfectly.
- **Elizabeth West:** Elizabeth West is a proposed master-planned residential community that was annexed into the Town of Elizabeth in 2019. The Planned Unit Development (PUD) was submitted for approval in December 2020 for 950 residential units, including single-family and townhomes. Development for Elizabeth West is slated to begin in early 2022.

### Nearby Commercial Projects

- **Wild Point MarketPlace:** The Wild Point MarketPlace is a Commercial Development bringing National names to Elizabeth. Walmart Super Center, McDonalds, Taco Bell, Murphy USA and Anytime Fitness to name a few.
- **Safeway Grocery Center with Gas:** The Safeway Grocery Center includes True Value Hardware, a Sonic Drive In and a neighboring Big R Store.

### Nearby Amenities

Elizabeth Middle School - Elizabeth High School - Legacy Academy Charter School - Elbert County Historical Society and Museum  
Spring Valley Golf Club - Whispering Pines Park - Gold Creek Valley Park

DRIVE TIMES TO	
Parker	25 minutes
Castle Rock	22 minutes
Denver	53 minutes
DIA	53 minutes

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.